



City of Benbrook Planning and Zoning Commission

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Project Name: Northeast Winscott

Request Type: Meritorious Exception

Site Description: 69 acres of land situated in the James Cambo Survey, Abstract No. 362 and John Laneri Survey, Abstract No. 1964

Location: Generally located at the northeast corner of Winscott Road and I.H. 20/820

Zoning District: "G-PD" Commerce Planned Development (Ord. 1478)

**Property Owner/
Developer:** Jackson-Shaw/Benbrook North, LP
Dallas, TX

Authorized Agent: Kimley-Horn
Fort Worth, TX

Background

Ordinance 1478, approved by City Council in January of 2022, established the "G-PD" Commerce Planned Development District, providing supplemental regulations for the district.

Project Summary

The Northeast Winscott project is a 69-acre site, consisting of 4 lots. The proposed development includes 4 commerce/warehouse buildings with a combined building area of 918,401 SF. To date, there are no specific users secured for any of the proposed buildings:

- Bldg. 1 – 284,580 SF
- Bldg. 2 – 377,884 SF
- Bldg. 3 – 175,164 SF
- Bldg. 4 – 80,773 SF

Proposed Meritorious Exception

The applicant requests deviation from the architectural standards required for non-residential buildings listed in Section 17.84.100 of the Code. The architectural standards include horizontal and vertical articulations, entryway features, detail features and screening. See the attached building elevations and site plan drawings (Attachments #3 & #4) for a representation of the proposed architecture design.

Approval Criteria

The Planning and Zoning Commission may waive any specific architectural requirements of the Code to approve alternate materials, colors, or architectural designs that meet the City's goal of attractive, human-scale architectural style in an innovative or unique manner. The Planning and Zoning Commission shall consider the following factors in determining any exception granted:

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1. The extent to which the application meets other specific standards of the architectural requirements.
2. The extent to which the application meets the spirit and intent of the Zoning Ordinance, in relation to the architectural standards.
3. This proposal shall not have a negative impact of the proposed project on surrounding property use.
4. The extent to which the proposed project accomplishes city goals as stated in the comprehensive plan or other approved document.
5. A meritorious exception shall not be granted to only serve as a convenience to the applicant, or only for reasons related to economic benefit.

Staff Analysis

The City's architectural design goals is to promote the design of attractive, human-scale architectural style in an innovative or unique manner.

- The applicant's building product and use are unique to Benbrook. The City's only "G" Commerce zoning districts include the subject area, which is mostly vacant, and a 50-acre tract of land in the Team Ranch area on the east side of I-820.
- Staff finds the architectural standards of Section 17.84.100.C are appropriate for multi-tenant retail strip centers, but the standards do not appear to consider the lower pedestrian traffic patterns typically since with large warehousing and distribution centers. For example, Section 17.84.100 requires the developer to provide arcades, covered walkways, architectural awnings, canopies or porticoes along 100% of the primary and street facing facades, which while important for retail strip centers with high pedestrian traffic volumes, is not necessary.
- Staff contends the applicant's exterior design provides visual variation, creating horizontal and vertical articulation through use of varying exterior materials and designs.
- As proposed, the building's exterior facade will primarily be constructed with concrete tilt wall panels. As the 86th Texas Legislature's adoption of HB 2439 prevents the City from enforcing its masonry building material standards, staff contends that the applicant's voluntary use of masonry materials is preferable to other, lesser quality, materials.
- Staff does not believe a deviation to the architectural standards for non-residential buildings will have any negative impact on the proposed project or use of surrounding property.
- See Attachment #2 to review the applicant's request letter in regards to the approval criteria.

Staff Recommendation

Move to approve the proposed meritorious exception to approve the exterior building elevations for, as presented.

Attachments

1. Location Map
2. Request Letter
3. Elevation Drawings
4. Site Plan
5. Applicable Code References